

An architectural rendering of a multi-story brick building at dusk. The building features a prominent corner tower with a conical roof and a green flag with a white 'D' logo. The word 'DIAMONDS' is displayed in large, illuminated letters above the main entrance. To the right, a storefront for 'PALADIO' is visible. The scene is populated with pedestrians and a cyclist, and streetlights are illuminated. A large white text overlay '2900 M' is centered over the building.

2900 M

WASHINGTON DC

HIGHLIGHTS

THE GATEWAY TO GEORGETOWN



Historic Georgetown block to be reimaged with contemporary office and retail spaces.



Iconic retail corner at the intersection of M Street and Pennsylvania Avenue



Delivering Fall 2023





GEORGETOWN, DC

DIAMONDS

2900 M STREET NW



OFFICE FEATURES





- 2,400 and 1,500 SF 2nd floor office space
- Ceiling heights up to 11' with skylights
- Historic exposed brick walls
- Two entries to each office (M Street and rear alley)
- Open floor plans, finished kitchens, abundant windows and unique, private roof decks





RETAIL FEATURES

ICONIC RETAIL CORNER

- An unparalleled, unique co-tenancy opportunity on M Street for five to nine synergistic retail brands.
- Flexible retail space configurations from 800 to 7,000 square feet are available.
- Iconic retail corner at the intersection of M Street and Pennsylvania Avenue – a generational opportunity for a flagship store.
- Potential to offer up to 75,000 square feet for a larger flagship site.





GEORGETOWN, DC



2900 V STREET NW

THE PREMIER SHOPPING DESTINATION

2.1M

square feet of retail

510

premium hotel rooms

46K

students in walking distance
between two prestigious universities

12M

annual visitors - top retail destination
in the District of Columbia

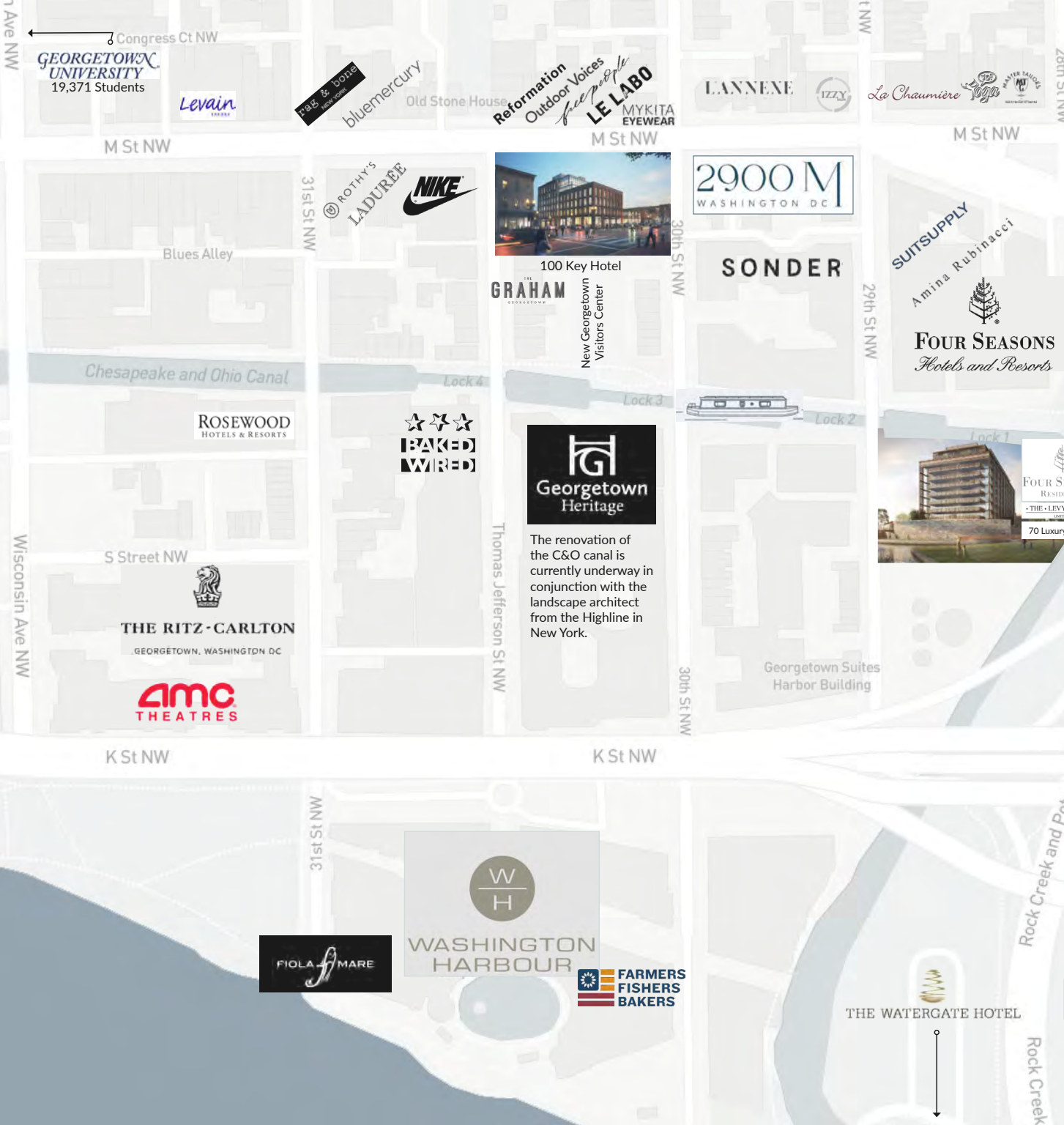
3.3M

square feet of office space with
strong daytime population





LOCATION



Congress Ct NW
GEORGETOWN UNIVERSITY
19,371 Students

Levain
BREADS

PAIS & DOBLE
NEW YORK

bluemercury

Old Stone House

Reformation
Outdoor Voices
free people
LE LABO
MYKITA
EYEWEAR

L'ANNEXE

YZZX

La Chaumière
Le Pain
BOUTIQUE

M St NW

Blues Alley

31st St NW

ROTHY'S
LADURÉE
NIKE



100 Key Hotel

GRAHAM
New Georgetown
Visitors Center

2900 M
WASHINGTON DC

SONDER

SUITSUPPLY
Amina Rubinacci

FOUR SEASONS
Hotels and Resorts

Chesapeake and Ohio Canal

Lock 4

Lock 3

Lock 2

ROSEWOOD
HOTELS & RESORTS

☆☆☆
**BAKED
WIRED**



The renovation of
the C&O canal is
currently underway in
conjunction with the
landscape architect
from the Highline in
New York.



FOUR S
RESID
• THE LEVY
70 Luxur

S Street NW



THE RITZ-CARLTON
GEORGETOWN, WASHINGTON DC

AMC
THEATRES

Thomas Jefferson St NW

Georgetown Suites
Harbor Building

30th St NW

K St NW

K St NW

31st St NW

FIOLA MARE

WASHINGTON HARBOUR

FARMERS FISHERS BAKERS

THE WATERGATE HOTEL

Rock Creek and Potomac

Rock Creek



5 minutes to Virginia and
20 minutes to Maryland
suburbs



6 premier hotels within
walking distance



Hundreds of dining options
within a 5 block radius



M Street is among the
most coveted retail
addresses in North
America, home to many
first to market stores.



GEORGETOWN, DC



2900 M STREET NW

NEIGHBORHOOD

HISTORIC CHARM + UPSCALE MODERNITY

- \$249,000 average income, with 90% having a college degree or higher
- Georgetown achieved the highest condo sales per square foot in the Metro area in 2021, with a \$1.5 million median sale price; 32% growth over 2020
- Unparalleled location

Four Seasons - the highest rated 5-star hotel in DC

3000 M Block

C&O Canal

Eastern Gateway to Georgetown



THE
MERIDIAN
GROUP

MARTIN DIAMOND
PROPERTIES


STREAM

MILLER  WALKER
RETAIL REAL ESTATE

J STREET
companies

PHOTOS BY SAM KITTNER AND BIB RIVES FOR GEORGETOWN BID